

<b>Depth/Size (ft):</b>	113	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1984
<b>Frontage (ft):</b>	73.00	<b>Bathrooms:</b>	3	<b>Age:</b>	39
<b>Lot Area: (sq.ft.)</b>	7,471.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,773.10
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	000-507-601

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stone,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 249, PLAN NWP66114, PART NW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAN
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	13' x 6'	Above	Walk-In Closet	6' x 7'
Main	Kitchen	19' x 11'	Above	Bedroom	11'6 x 13'
Main	Foyer	13' x 8'	Above	Bedroom	13' x 13'6
Main	Dining Room	14' x 12'	Above	Bedroom	11'5 x 15'7
Main	Family Room	20' x 15'11			
Main	Recreation Room	20' x 14'6			
Above	Primary Bedroom	14' x 16'8			

<b>Finished Floor (Main):</b>	1,650 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,375 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	No
<b>Finished Floor (Total):</b>	3,025 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,025 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Presenting this beautiful 4 bedroom home located in a peaceful neighborhood. This two-storey home is minutes from schools, shopping centres, and Mill Lake Park. This home boasts a two-storey foyer with a winding staircase. This spacious kitchen features wooden cabinets and a corner sink with views of the koi pond outside. The fully-fenced backyard is perfect for entertaining your guests in privacy. The home features a corner lot which allows you to have an ample amount of parking on both sides of the property. This home also features a large detached garage which gives you the opportunity to have your own private workshop and/or an office.